



## Report to Planning & Zoning Commission

Clay County, Missouri

**Case Number** May 16-108F

**Case Type** Final Plat

**Project Name** Ratcliff Acres

Applicant: Lisa Walker  
16820 CC Highway  
Holt, MO 64048

Owner: Walker Investments II, LP  
7103 Stewart Road  
Liberty, MO 64068

Request **Final Plat** approval of Ratcliff Acres

Application Submittal 2016-03-07

Public Notice Published N/A

Neighbor Letters Sent 2016-04-15

Report Date 2016-04-19

Public Hearing Opened 2016-05-03

REPORT AUTHOR(S) Debbie Viviano, Planner  
Kipp Jones, Manager

Recommendation APPROVED with conditions



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## General Information

Site Location:	15022 NE 180 <sup>th</sup> Street Section 09   Township 53   Range 31
Site Size:	20 ± acres
Existing Landuse & Zoning:	Agricultural (AG)
Zoning/Platting History:	None
Surrounding Landuse & Zoning:	North - Agricultural (AG) zoned land, <u>Northern Hills Estates</u> (R-1) East - <u>Sunnyside West</u> (R-1) South - Agricultural (AG) zoned land West - Agricultural (AG) zoned land

## Current Conditions:



Courtesy of Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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## Assessment

Lisa Walker is representing Walker Investments and requesting **Final Plat** approval for a one lot Agricultural (AG) zoned subdivision of Ratcliff Acres located at 15022 NE 180<sup>th</sup> Street.

Walker Investments would like to split this approximately 20 acres from the 103± acres, in order to sell the 20 acres with the house and barn.

## Character of the General Neighborhood

Agriculturally (AG) zoned property is located to the north, south, and west of the subject property. Northern Hills Estates (R-1) is to the North and Sunnyside West (R-1) is to the east.

## Code Considerations

The review procedures and submittal content for a Final Plat must be in substantial compliance with the approved preliminary plat in accordance with the requirements under **Section 151-3.6 (D)** of the Clay County 2011 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request *appears to substantially comply with the LDC and preliminary plat*.

The application was properly noticed, per regulations and adjacent property owners were notified within the mandated 1,000 foot distance by means of a letter dated April 15, 2016.

## Outside Agency Review

The Clay County Highway Department has noted the following:

The existing driveway on NE180<sup>th</sup> Street meets the sight distance requirements of Clay County.

At the time the staff report was prepared the Clay County Public Health Center had not given preliminary or final approval for Ratcliff Acres.

Public Water Supply District #3 stated in a letter dated April 20, 2016 that they will be able to continue to serve the existing residence with water meter.

The Holt Fire Protection District serves this property.

## Findings

Road Impact Fees (RIF) are not required based on the existing single-family residence as noted in Section 151-9.1 of the Land Development Code (LDC) since no additional traffic is being created by this project.

The three grain bins located near the east property line of the property will need to be removed before the recording of the final plat.

## Recommendations

Staff recommends the **Final Plat** of Ratcliff Acres be **Approved**, with the following conditions as shown on Exhibit A:

### Exhibit A

1. Three grain bins next to east property line shall be removed before the recording of the final plat.



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2. The following correction to the recording copies of the Final Plat:
  - a. *ADD TO SURVEYOR'S NOTES #2: Community Panel #290086 before Firm Map Panel #29047C0045E*



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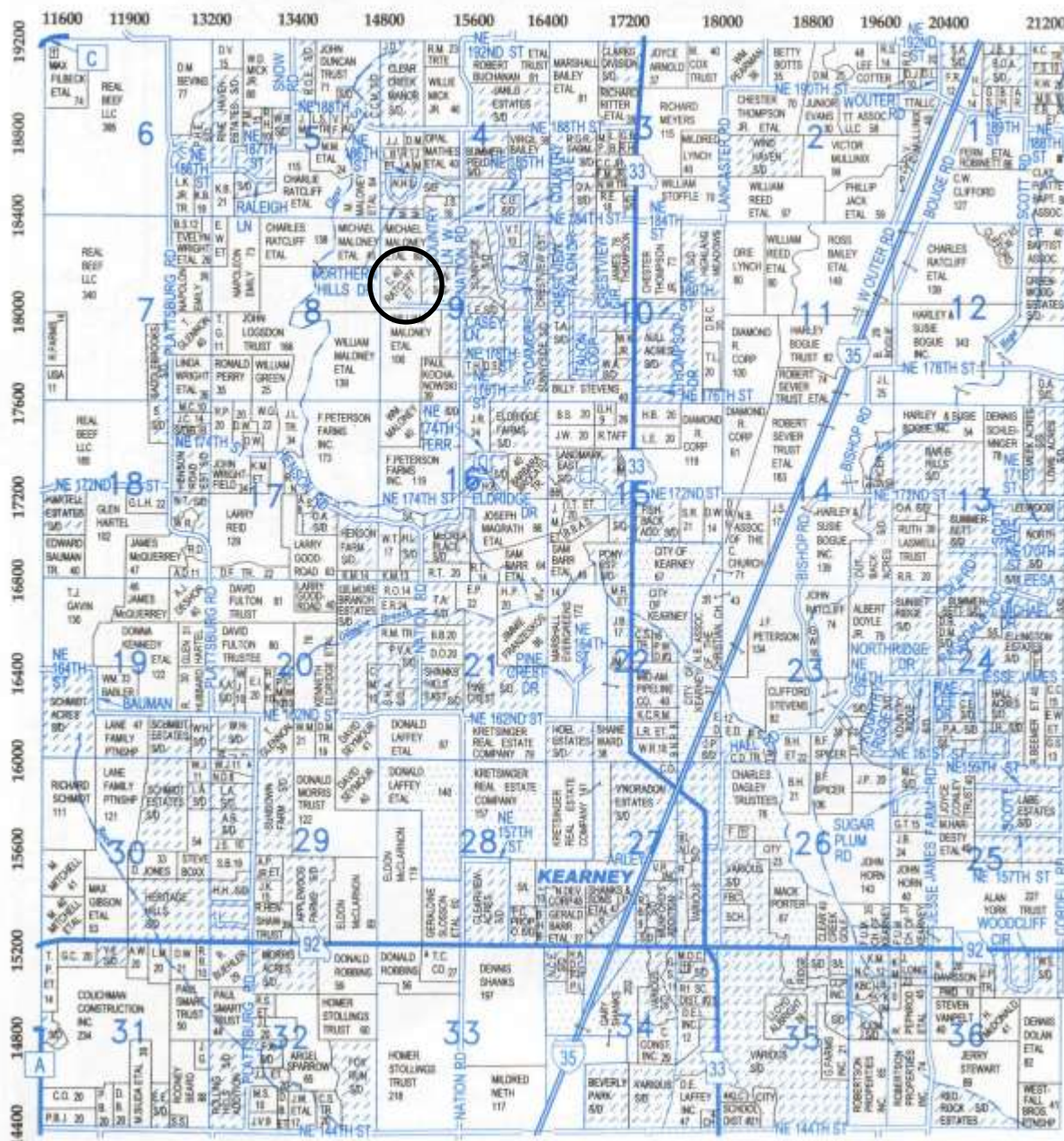
Clay County, Missouri

## Attachments

### May 16-108F – Ratcliff Acres

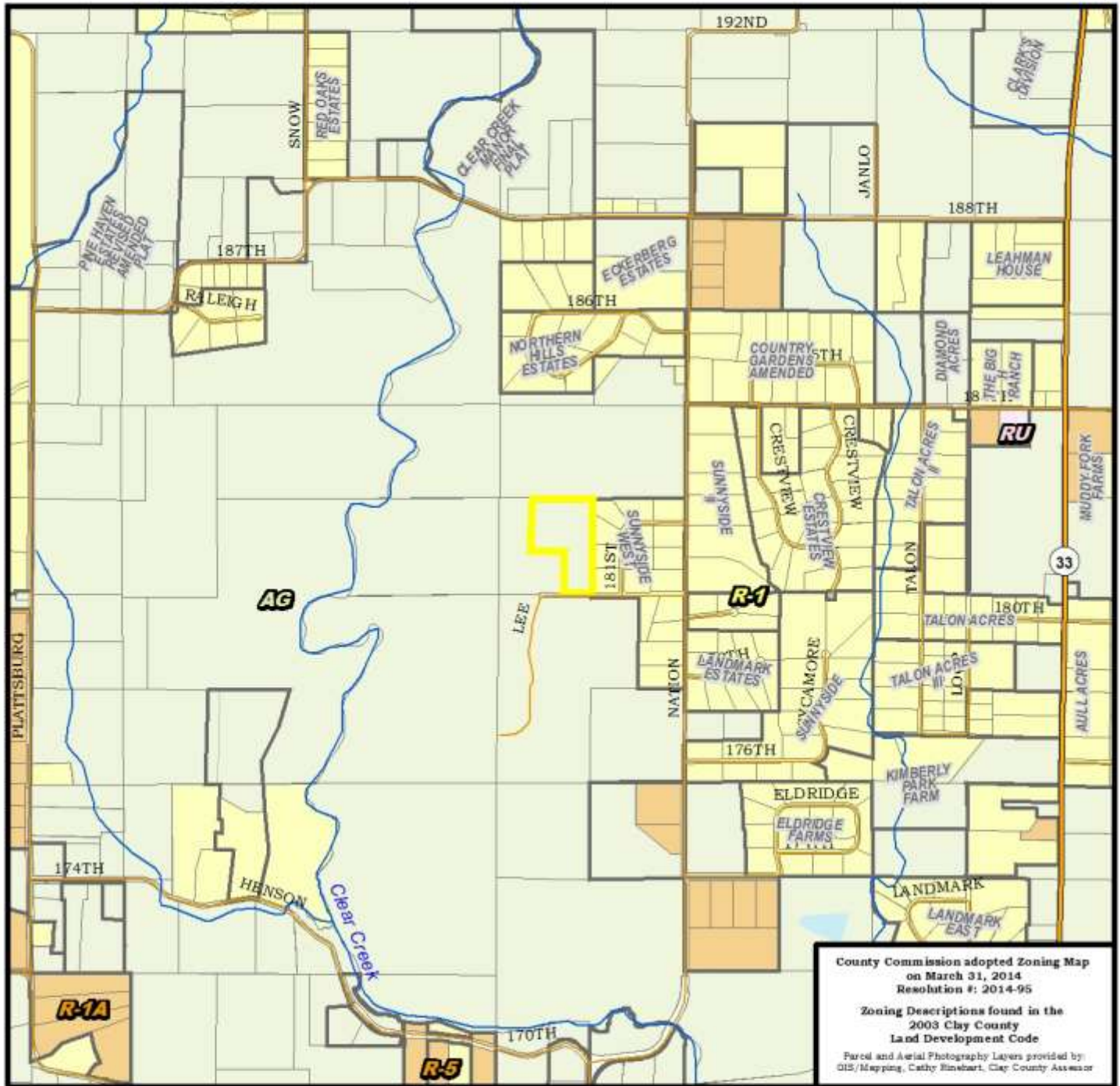
#### Attachment A - Vicinity Map

### TOWNSHIP 53N • RANGE 31W



# May 16-108F – Ratcliff Acres

## Attachment B - Existing Conditions Map



County Commission adopted Zoning Map  
on March 31, 2014  
Resolution #: 2014-95  
Zoning Descriptions found in the  
2003 Clay County  
Land Development Code  
Parcel and Aerial Photography Layers provided by:  
GIS/Mapping, Cathy Rinehart, Clay County Assessor

Planning & Zoning Department

1 inch = 2,000 feet  
1 inch = 0.38 miles

### LEGEND

- |               |                |                   |     |
|---------------|----------------|-------------------|-----|
| Property Line | Roads          | Subdivisions      | C-1 |
| Streams (EPA) | Interstates    | 2016 City Limits  | C-2 |
| Railroads     | State Highways | Parks             | C-3 |
| Local Roads   | Highway Ramps  | R-1A/R-5          | I-1 |
|               |                | County Boundaries | I-2 |
|               |                |                   | OP  |
|               |                |                   | R-3 |

# May 16-108F – Ratcliff Acres

## Attachment C - Site Plan Map



Map Document: Q:\GIS\Project\_Files\Map - 8 x 11 P.mxd  
04/20/2016 - 01:15 PM

Planning & Zoning Department



### LEGEND

- |               |                |                   |
|---------------|----------------|-------------------|
| Property Line | Roads          | Subdivisions      |
| Streams (EPA) | Interstates    | 2016 City Limits  |
| Railroads     | State Highways | Parks             |
|               | Local Roads    | County Boundaries |
|               | Highway Ramps  |                   |